

and stalwart, its influence isn't fully achieved while it remains childless. (For oh, how this world does need those children!)

Therefore it is to be hoped that the brilliant lecturer-teacher will save his eloquence for platform and pulpit, where it is so greatly needed, and realize that his work in the Henry George School of Social Science is not only to impart a fundamental truth, but at the same time to show others *how* to impart it. This can be accomplished if he sets the example of holding to the simple question and answer method so clearly indicated in the "Teachers Manual."

Indeed, if all teachers thought of themselves by the names used in the HGSS of Great Britain—namely "guides" or "tutors," they would without doubt make greater progress in encouraging those who have been through the course with them, to go forth into the highways and byways as instructors, and "carry on!"

ANNA GEORGE DEMILLE.

## The Henry George Congress

THE Twelfth Henry George Congress will meet in Detroit, October 14, 15 and 16.

It was originally proposed to convene on August 26, but on the advice of our Convention Committee, who desire fuller time for careful preparation and publicity, the October dates have now been finally approved.

This year's convention will be devoted primarily to the consideration of tactics and methods of propaganda and salesmanship, including suggestions for legislative and political action in favorable localities. In building the programme, your officers and committee will greatly appreciate your cooperation and any concrete suggestions which you may feel disposed to offer.

Mr. Laurence Smith, 2460 East Grand Boulevard, Detroit, is Chairman of the Convention Committee and is working aggressively to make this convention a profitable and successful one. We hope we may count upon your presence and active participation.

WE have called the group addressed on another page "morons" advisedly. We do so on the more weighty authority of Frederick Tilneys who in his work "The Brain from Ape to Man," says the brain is never more than half developed and never more than one-fifth used. And if this is the summary of so able a thinker it behooves you to stir yourselves into some brain activity that will develop the thinking function and enable you to arrive at correct conclusions.

SEÑOR CARDENAS, the new president of Mexico, is reported to have said, "Before I leave office I will solve the agrarian problem." It is to be hoped that he knows the simple way.

## Miscellany

### THE GAMBLING FARMER

Since great quantities of agricultural land are owned by corporations, syndicates, big estates, banks and land speculators, the fact that this land, for the most part, is mortgaged, means absolutely nothing with reference to the general condition of agriculture.

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During this period farmers all over the country sold their farms at two or three times their original purchase price and bought larger farms and assumed larger mortgages. Even as the silk-hatted gambler in Wall Street!

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The fact that farmers in certain states have engaged in wild land speculation and have lost, is no sort of justification for special governmental aid. For men, under such conditions, to appeal to the government to assess the millions of consumers and thus compensate them for their losses, is to confess that they are incapable of taking the dose they cooked up for themselves. Americans in the past have proved that they can take it!

The Farm Mortgage Myth, GUS W. DYER in  
*American Building Association News.*

### A WORD FOR THE MINISTERS

The ministers of Christ could get much new light by studying a few of the writings of Henry George, especially "Progress and Poverty." As a part of this letter may I take the liberty to ask your disposed consideration of an article in the April number of *American Mercury*: "The High Cost of Dying," by Albert Jay Noek? I believe, with all my mind and soul, that the communal activities of mankind are wholly as important a study for all of us as are the rules of personal worship and devout practices. We should know just what kind of sin that our public servants are committing us to live in and perpetrate. Christ commanded us to Love our neighbor as ourselves. How can that standard be inaugurated or maintained among individuals when collectively we do the opposite? A double standard of faith and morals is, to my mind, absolutely untenable. The State *must* be Christianized.

DR. C. J. LAVERY in a private letter to a minister of the Gospel.

### FROM A REPRESENTATIVE BANKING ORGAN

A careful study of past real estate cycles, using all of the available data at hand, shows a fairly well defined pattern and a logical sequence of events.

Thus, starting at the bottom of any of the depressions, gradual betterment in general business, increased wages and employment cause families that have "doubled up" for the sake of economy to seek new quarters and families that have curtailed their dwelling space to expand it once more toward their normal requirements. This causes dwelling occupancy to increase and gross rents to begin to rise. Since mortgage interest is fixed and since the expenses of operating buildings advance more slowly than gross rents, net rents rise even more rapidly.

As a result of the rise in rents the selling prices of existing buildings begin to advance sharply, and since the present structures can be purchased at prevailing low prices (low relative to the cost at which they were constructed) very little new construction takes place until the buildings already on the market have found new owners. When the existing crop of structures has been absorbed new construction starts, slowly at first, but gains impetus as the construction industry recognizes that at last it is profitable to build once more.

Since the bottom of any depression is always followed by low interest rates and an accumulation of idle capital seeking new investment,